

CITYLAND NEW FILINGS & DECISIONS | August 2021

CITY PLANNING PIPELINE

New Applications Filed with DCP — August 1 to August 31, 2021

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
ZONING TEXT AND MAP AMENDMENTS				
150 Mill LLC	150 Mill Street Rezoning	This is a private application for a proposed rezoning from M1-1 to M1-5 to facilitate a mixed-use development (commercial, office, community facility space) in the Red Hook neighborhood of Brooklyn Community District 6.	220080 ZMK	Nick Liberis
Shore Park Jewish Center	2959 Avenue Y Rezoning	A zoning map amendment from R5 to R7D, and a zoning text amendment to map a Mandatory Inclusionary Housing Area (ZR Appendix F) to facilitate a new seven-story, 80,561 zsf residential (38 DUs) and community facility development (including 45,131 sf of residential use and 36,744 sf of community facility use), are being sought by private applicant Yeshivat Or HaTorah, at 2959 Avenue Y in Sheepshead Bay, Community District 15, Brooklyn.	220026 ZMK; N 220027 ZRK	
Agayev Holding, LLC	35-01 Vernon Boulevard Rezoning	A Zoning Map amendment from R5 to M1-4/R7A, and zoning text amendments to establish a Special Mixed Use District and an MIH area, to facilitate a new nine-story, 108-unit, mixed-use development, including over 25,000 square feet of commercial and light industrial space, is being sought by Agayev Holding, LLC at 35-01 Vernon Boulevard in Long Island City, Community District 1, Queens.	220050 ZMQ; 220051 ZRQ	John Strauss
River Street LLC	River Ring	The applicant, River Street Partners LLC, seeks a Zoning Map Amendment, Zoning Text Amendments, Large-Scale General Development Special Permits, Waterfront Certification, and Authorizations, and a Landfill action to facilitate a new mixed-use development with approximately 1,050 residential units including 263 affordable units, commercial, community facility space, and waterfront public access areas in Williamsburg, Community District 1, Brooklyn.	C 220061 MLK; C 220062 ZMK; N 220063 ZRK; C 220064 ZSK; N 220065 ZAK; N 220066 ZCK; N 220067 LDK; N 220068 ZAK; N 220069 ZAK; C 220070 ZSK	Abir Sabet
SPECIAL PERMITS/OTHER ACTIONS				
19 East 72nd	19 East 72nd Street Special Permit Renewal	A private application by the collective owners of 19 East 72nd Street to renew a 74-711 Special Permit via ZR 11-43 at 19 East 72nd Street in Community District 8, Manhattan.	220083 CMM	
Lisa Orrantia	2 Gold Street Cafe Certification	A private application seeking a certification for an open air cafe (37-73) within a Plaza located at 2 Gold Street. The last certification took place in 2012, expired in 2015)	N 220073 ZCM	Paul Lamas
Shaher Othman	35 Douglas Court	This is a private application by Shaher Othman requesting ZR Sections 105-422 and 105-432 authorizations to facilitate development of a new single-family, detached home at 35 Douglas Court, in the Emerson Hill neighborhood, CB #2, Staten Island.	N 220022 ZAR; N 220023 ZAR; N 220024 LDR	
George Showman	351 East 84 Street - POPS Signage	This is a POPS Signage review request for the Plaza at 351 East 84 Street, Community District 8, Manhattan.	220046 SGM	Shell Li
DCAS - Department of Citywide Administrative Services (NYC)	521 West 57th St NYPD Office Space	A 195 office space application to facilitate the acquisition of approximately 45,000 square feet of office and accessory parking space is being sought by the Department of Citywide Administrative Services (DCAS) on behalf of the New York Police Department (NYPD) at 521-533 West 57th Street in the Clinton neighborhood of Community District 4, Manhattan.	N 210263 PXM	Callista Nazaire
Timothy Smith	66 Gibson Avenue	A Zoning Certification pursuant to 107-08 to a subdivision is being sought by Timothy Smith at 66 Gibson Avenue in Rossville, Community District 3, Staten Island.	N 220084 RCR	

CITY PLANNING PIPELINE (continued)

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SPECIAL PERMITS/OTHER ACTIONS				
Rolex	665 Fifth Avenue - Rolex Building	This is an application by Rolex for two zoning certification: one to waive the requirement to relocate a subway stair entrance (ZR 37-44) and one to assess whether the MTA requires an easement volume (pursuant to proposed ZFA text, ZR 66-01(a)). The waiver would facilitate a new office building with a ground floor Rolex flagship store and a new publicly accessible elevator shaft providing access to the 53rd Street Subway. The project is located at 665 Fifth Ave, Manhattan, Community District 5.	220071 ZCM; 220072 ZCM	Mark Goldberg
Jessica Rubenstein	787 7th Ave (TBG Modification)	The applicant team proposes modifications to the through-block galleria on the Site (Replace square planters with slimmer bollards, and remove bollards outside TBG limits).	220086 CSM	Sidney Hockens
HPD - NYC Dept of Housing Preservation & Development	Castle III: 107-111 E 123 rd Street	The applicant, HPD seeks seeks an UDAAP designation and disposition of city-owned land and a special permit (ZR 74-903) to increase FAR from 3.44 to 6.5 for Use group 3 - non-profit with sleeping accommodations to facilitate the construction of a 15 story supportive housing building, with approximately 81 units, which will include housing for the formerly incarcerated, homeless, and low income individuals.	220059 ZSM; 220060 HAM	
BOP Greenpoint D LLC	Greenpoint Landing 5B-1/5C-1 Waterfront Updates	A new waterfront certification and phasing certification for merged zoning lots and letter of substantial compliance to modify approved drawings are being sought by Brookfield Properties to facilitate residential, commercial, and waterfront development on the site formerly known as Greenpoint Landing Parcels 5B-1 and 5C-1 in Greenpoint, Brooklyn, Community District 1.	220053 CSK; 220054 CSK; 220055 ZCK; 220056 ZCK; 220057 LDK	Nicholas Williams
NYPD - New York City Police Department	NYPD Bronx Special Victims Services	A site selection and acquisition (PC action) application by DCAS and NYPD for an approximately 20,165 sf of office space to facilitate the relocation of the NYPD Bronx Special Victims Squad to 188 W. 230th St. in the Marble Hill neighborhood, Community District 8, Borough of the Bronx.	220082 PCX	
Jeremiah Smith	SD 4983 Amboy Road	A ZR pursuant to 107-08 to facilitate the subdivision of one zoning lot into two lots, is being sought by Jeremiah Smith 4983 Amboy Road in Annadale, SI03, Staten Island.	N 220089 RCR	Alexis Barron-Archer
Carmine Cautela	SD 63 Holcomb Ave & 64 Canton Ave	A Zoning Certification pursuant to 107-08 to facilitate the reapportionment of two zoning lots is being sought by Carmine Cautela at 63 Holcomb Ave & 64 Canton Ave, SI03, Staten Island.	N 220085 RCR	
Leonello Savo	SS 25 DiScala Lane		N 220078 RCR	Frank Quagliotti
Leonello Savo	SS 25 Dominick Lane	This is a private application requesting school seat certification ZR 107-121 for one dwelling unit at 25 Dominick Lane in the Special South Richmond Development District, CB3, CCD51, Staten Island.	N 220077 RCR	Frank Quagliotti
Leonello Savo	SS 43 Ottavio Promenade	A Zoning Certification pursuant to 107-121 to facilitate school seats for one home is being sought by Leonello Savo Jr at 43 Ottavio Promenade in Tottenville, SI03, Staten Island.	N 220058 RCR	Frank Quagliotti
Leonello Savo	SS 45 Dominick Lane		N 220076 RCR	
Leonello Savo	SS 50 Poughkeepsie Court		N 220079 RCR	Frank Quagliotti
WVH Housing Development Fund Corporation	West Village Houses Garage Authorization Renewal	An application for a three-year renewal of a CPC authorization (N 170441 ZAM) pursuant to ZR § 11-43 to eliminate required accessory off-street parking in the Manhattan Core is being sought by WVH Housing Development Fund Corporation at 738-742 Greenwich Street (Perry Street Garage, Block 633, Lot 24) in the West Village, Community District 2, Manhattan. Original approval (P2014M0458) granted August 23, 2017 pursuant to ZR § 13-443.	220081 ZAM	Ivan Cardona

ULURP PIPELINE

New Applications Certified into ULURP

PROJECT	DESCRIPTION	COMM. BD.	ULURP NO.	CERTIFIED
River Ring	Zoning map and zoning text amendments, special permits, authorizations, landfill and city map amendments.	K1	220062 ZMK N 220063 ZRK 220064 ZSK 220070 ZSK N 220065 ZAK N 220068 ZAK N 220069 ZAK 220061 MLK 210425 MMK	08/16/2021
2892 Nostrand Avenue Rezoning	Zoning map and zoning text amendments.	K15	200329 ZMK N 200328 ZRK	08/16/2021
Castle III: 107-111 E 123 rd Street	UDAAP designation, project approval and disposition of city owned property, special permit.	M11	220060 HAM 220059 ZSM	08/30/2021
NYPD Bronx Special Victim Services	Acquisition and site selection.	X8	220082 PCX	08/30/2021
2134 Coyle Street Rezoning	Zoning map and zoning text amendments.	K15	210239 ZMK N 210240 ZRK	08/30/2021
DEP Clearview Pump Station Rehabilitation	City map amendment.	Q7	210122 MMQ	08/30/2021
99-07 Astoria Blvd. Commercial Overlay	Zoning map amendment.	Q3	210189 ZMQ	08/30/2021
97-04 Sutphin Boulevard Rezoning	Zoning map and zoning text amendments.	Q12	210213 ZMQ N 210214 ZRQ	08/30/2021

LANDMARKS PIPELINE

Proposed Designations — August 2021

NAME	ADDRESS	ACTION	DATE
Cambria Heights – 222 nd Street Historic District	115-03 – 115-60 222 nd Street, Cambria Heights, Queens	Calendared	08/10/2021
Cambria Heights – 227 th Street Historic District	116-01 – 116-50 227 th Street, Cambria Heights, Queens	Calendared	08/10/2021

Actions Taken — August 2021

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLANS

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
August 3, 2021				
50-02 39 th Avenue, QN	Sunnyside Gardens HD	Refurbish the playground.	21-00012	Approved w/ mods.
291 St. Paul's Avenue, SI	St. Paul's Avenue-Stapleton Heights HD	Construct a rear deck.	21-06249	Approved w/ mods.
49-51 Chambers Street, MN	Former Emigrant Industrial Savings Bank - Individual and Interior Landmark - African Burial Ground & The Commons HD	Amend a proposal approved at the Public Meeting of July 21, 2020 for alterations to the banking hall, to include the installation of partitions, desk and cabinetry.	21-10492	Approved w/ mods.
408-410 Broadway, MN	Tribeca East HD	Modify openings, replace infill and install signage.	21-08147	Approved w/ mods.
36 Walker Street, MN	Tribeca East HD	Construct bulkheads and a pergola, remove steps, replace storefront infill, and install a cornice.	21-01775	Approved w/ mods.
13 Crosby Street, MN	SoHo-Cast Iron HD Ext.	Enlarge a rooftop bulkhead and extend a chimney.	21-10606	Approved
400 West 57 th Street, MN	The Windermere – Individual Landmark	Construct rooftop and rear yard additions, install rooftop mechanical equipment, alter the areaways and install a barrier-free access lift.	22-00009	Approved

LANDMARKS PIPELINE (continued)

Actions Taken — August 2021

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLANS

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
451-455 Madison Avenue, MN	Henry Villard Houses (in part) – Individual Landmark	Establish a restoration master plan for use of substitute materials.	21-06662	No Action
118 East 62 nd Street, MN	Upper East Side HD	Replace areaway ironwork.	21-04098	Approved w/ mods.
495 Broadway, MN	SoHo-Cast Iron HD	Construct rooftop additions.	21-06057	Laid over
140 West Broadway, MN	Tribeca West HD	Remove and relocate vault lights and replace the sidewalk and loading dock.	21-04082	Laid over
August 10, 2021				
185 Dean Street, BK	Boerum Hill HD	Amend a proposal approved at the Public Hearing of May 11, 2021 for a rear yard addition.	21-10467	Approved w/ mods.
95 Marginal Street, MN	South Street Seaport HD	Install signage.	21-05419	Approved
305 West End Avenue, MN	West End – Collegiate HD Ext.	Alter a sidewalk marquee.	20-04558	Approved w/ mods.
900-910 Madison Avenue, MN	Upper East Side HD	Modify the base of the building and install signage.	21-05356	Approved w/ mods.
122 Gates Avenue, BK	Clinton Hill HD	Construct a rear yard addition.	21-09251	Approved
415 12 th Street, BK	Park Slope HD Ext.	Construct rooftop and rear yard additions, replace windows, and extend chimneys.	21-02724	Approved w/ mods.
1180 Bergen Street, BK	Crown Heights North HD II	Replace fencing and a gate.	21-08229	Approved
19 East 74 th Street, MN	Upper East Side HD	Replace windows, modify an opening and construct a stair bulkhead.	21-09652	No Action
146 West 121 st Street, MN	Mount Morris Park HD Ext.	Construct a rear yard addition and extend a chimney.	21-06253	Approved
237 Beverly Road, QN	Douglaston HD	Enclose a porch, replace windows, and construct dormers and additions.	21-07505	Denied
121 Heberton Avenue, SI	121 Heberton Avenue House – Individual Landmark	Install a parking pad and gazebo.	21-10070	Laid over
93 Mercer Street, MN	SoHo-Cast Iron HD	Construct a barrier-free access ramp and replace doors.	21-09865	Laid over

New Decisions Added to www.CityAdmin.org — August 2021

CITY COUNCIL

RES. NOS.	PROJECT	DESCRIPTION	DATE
1730	TBK1002-Riseboro UDAAP and Article XI, Bronx	Approving real property tax exemption and waiving urban development action area designation requirement.	08/26/2021
1731	TBK1002-Riseboro UDAAP and Article XI, Bronx	Approving real property tax exemption and waiving urban development action area designation requirement.	08/26/2021
1732	Holyrood Episcopal Church – Iglesia Santa Cruz, Manhattan	Approval of landmark designation.	08/26/2021
1733	Educational Building, 70 Fifth Ave, Manhattan	Approval of landmark designation.	08/26/2021
1734	133 Beach 116th Street Rezoning, Queens	Zoning map amendment.	08/26/2021

CITY PLANNING COMMISSION

PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
The Windermere	Special permits.	M04	C 210202 ZSM	08/18/2021
New York Public Library – Harlem Branch	Approval of landmark designation.	M10	N 210499 HIM	08/18/2021
LeFrak City Senior Center	Site selection and acquisition.	Q04	C 210337 PCQ	08/18/2021
Kimlau War Memorial	Approval of landmark designation.	M03	N 220003 HIM	08/18/2021
Dorrance Brooks Square Historic District	Approval of a historic district.	M10	N 210498 HKM	08/18/2021
Aakawaxung Munahanung Archaeological Site	Approval of landmark designation.	SI3	N 220005 HIR	08/18/2021
629-639 West 142 nd Street Rezoning*	Zoning map amendment to change an existing R6A District to a R9A District.	M09	C 210261 ZMM	08/18/2021
629-639 West 142 nd Street Rezoning	Zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area.	M09	N 210262 ZRM	08/18/2021
48-18 Van Dam Teamsters Rezoning	Zoning map amendment to change a M2-1 zoning district to an M1-5 zoning district.	Q02	C 190260 ZMQ	08/18/2021
2840 Knapp Street Rezoning*	Zoning map amendment to change an R5 district to an R6 district.	K15	C 200203 ZMK	08/18/2021
2840 Knapp Street Rezoning	Zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area.	K15	N 200204 ZRK	08/18/2021
106-02 Rockaway Beach Boulevard Rezoning	Zoning map amendment to eliminate a C2-3 District and establish a M1-3 District from within an existing R5D district.	Q14	C 180395 ZMQ	08/18/2021
101 Varick Avenue	Site selection and acquisition.	K01	C 210329 PCK	08/18/2021